

From: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>
Sent: 03 July 2025 11:02:29 UTC+01:00
To: "Stuart Malcolm" <Stuart.Malcolm@midsussex.gov.uk>
Cc: "Liam Foord" <l.foord@bpcivils.co.uk>
Subject: RE: 2025.06.19 Re: Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks DM/25/0463

Good morning Stuart

Please see responses from our drainage engineer in red below to your Flood Risk and Drainage Team's comments, which we hope is now satisfactory.

Kind regards

Matt

From: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Sent: 23 June 2025 11:17
To: Matt de Bruxelles - SDP <mdb@sdpdevelopers.com>
Subject: FW: 2025.06.19 Re: Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks DM/25/0463

Matt

Please see the below comments, a response is required.

Thanks

Stuart

From: drainage <drainage@midsussex.gov.uk>
Sent: 19 June 2025 17:27
To: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Cc: drainage <drainage@midsussex.gov.uk>
Subject: 2025.06.19 Re: Naldretts Farm, Pookbourne Lane, Sayers Common, Hassocks DM/25/0463

Dear Stuart,

Thank you for reconsulting the Flood Risk and Drainage Team. We have reviewed the additional information submitted and can provide the following comments.

To avoid confusion, we've assessed the following conditions from the decision notice (DM/18/1860):

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Condition 3

3. Prior to the commencement of development, the applicant shall demonstrate in writing to the reasonable satisfaction of the local planning authority that either the existing surface water flow paths across the site shall be maintained or appropriate mitigation strategies are

proposed. No development shall proceed until the applicant has the written approval of the local planning authority and the development shall then only proceed in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the District Plan.

Calculations have been provided for the interception drainage system to cater for runoff from the 1:100 year event plus 45% allowance for climate change. However, the interception drainage floods at S17. All flooding up to the 1:100 year event plus 45% allowance for climate change should be safely contained on site. No flow control has been provided on the interception drainage system prior to discharge into the ditch. Discharge to a watercourse should be restricted to the Greenfield QBar rate.

The interception system is collecting greenfield run off and moving it around the polo pitch, the amount of "flooding" at S17 is minor (only occurs on the climate change event) and will simply re-enter the system further down, in the same way that the greenfield run off will. The interception system does not take any additional area therefore so there is no increase in flow so I do not see why a flow control is necessary. Whatever greenfield rate enters the system, comes out the other end.

It is unclear from the Overland Flows drawing (Drawing Code: 000-BPC-WD-ZZ-D-C, Drawing number 300, Rev P00) that the diverted overland flow routes will be kept on site and not increase risk offsite (Northend Lane / Mill Lane and Pookbourne Lane).

Modelling will need to be prepared for the baseline (as now) and proposed development case to enable changes in flood predictions to be compared between the two scenarios to demonstrate

- There is no impedance of overland flow routes (one which runs northeast to southwest across the site (re-routed by interception system); and one which runs southeast to northwest (not impeded by the development))
- There is no increase in flood risk elsewhere (both upstream and downstream of the site)

The interception system has been modelled using ReFH2 data, representing the rural catchment. There is no increase in catchment and therefore no increase in the amount of run off and the overland flow route drawing shows how flows will be directed around the new pitch. In our opinion, other modelling will not add anything to this and seems an unnecessary expense. It is also noteworthy that the positive drainage system being provided for the proposed pitch will in fact reduce the volume of overland flow.

The applicant is advised the LLFA previously commented (DM/18/1860 - 11th June 2018), Current Ordnance Survey mapping shows an ordinary watercourse adjacent to the site although local or field boundary ditches, not shown on Ordnance Survey mapping, may also exist around the site. If present these should be maintained and highlighted on future plans.

Noted. All watercourses that are near the works area are on the topographic survey

Condition 4

4. The development hereby permitted shall not commence unless and until details of the proposed surface water drainage and means of disposal, have been submitted to and approved in writing by the local planning authority. The development shall not be brought into use until all the approved drainage works have been carried out in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the District Plan.

Greenfield runoff rate calculations need to be provided. **They have been provided using the Wallingford Greenfield Runoff calculation tool, for both systems.** Discharge to a watercourse should be restricted to the Greenfield QBar rate for all areas being drained, including the car park. Calculations have been provided for the interception drainage system to cater for runoff from the 1:100 year event plus 45% allowance for climate change. However, the interception drainage floods at S17. All flooding up to the 1:100 year event plus 45% allowance for climate change should be safely contained on site. No flow control has been provided on the interception drainage system prior to discharge into the ditch. **I would reiterate, that there is no car park, just an area adjacent to the pitch where cars can park, it will remain grassed. Please also see my comments above.**

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk

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